

# ***City of Lowell***

## ***Zoning Board of Appeals***

### ***Agenda***



11/23/2015 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> Floor  
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on 11/23/2015 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2<sup>nd</sup> Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 55.

#### **I. New Business**

##### **ZB-2015-042**

*Petition Type: Special Permit*

*Applicant: Kencol Investment Trust*

*Re Property Located at: 277 Pawtucket St. 01854*

*Applicable Zoning Bylaws:*

***Petition: The applicant is seeking a parking reduction allowance for a proposed Jimmy John's restaurant. The petitioner is seeking relief under Sec. 6.1.5 of the Lowell Zoning Ordinance.***

##### **ZB-2015-39**

*Petition Type: Variance*

*Applicant: TK Development, LLC*

*Re Property Located at: 14 London St. 01852*

*Applicable Zoning Bylaws:*

***Petition: The applicant is proposing to construct a new single family without meeting lot area, frontage, front-yard setback and lot area per dwelling unit requirements. The petitioner is seeking relief under Sec. 5.1 of the Lowell Zoning Ordinance.***

##### **ZB-2015-40**

*Petition Type: Variance*

*Applicant: Tallage Adams, LLC*

*Re Property Located at: 66 W. 4<sup>th</sup> St. 01850*

*Applicable Zoning Bylaws:*

***Petition: The applicant is seeking to construction a new single family home on the subject property without meeting lot area requirements as stated in Section 5.1 of the City's Zoning Ordinance.***

##### **ZB-2015-44**

*Petition Type: Special Permit*

*Applicant: HCL Acquisition LLC*

*Re Property Located at: 71 Jackson St. 01852*

*Applicable Zoning Bylaws:*

***Petition: The proposed project is located in the Downtown Mixed Use (DMU) zoning district and requires Special Permit approval from the Zoning Board under Art. 12: Table of Uses of the Lowell Zoning Ordinance.***

##### **ZB-2015-43**

*Petition Type: Special Permit*

*Applicant: GPG Varum, LLC*

*Re Property Located at: 557 Varum Ave 01854*

*Applicable Zoning Bylaws:*

***Petition: The proposal consists of the conversion of an existing building, formerly used as a nursing home, to 18 residential units. The proposed project is located in the Suburban Single Family (SSF) zoning district and requires Special Permit approval from the Zoning Board of Appeals under Article 4.5.2 Non-Conforming Uses of the Lowell Zoning Ordinance.***

## **II. Other Business**

2016 Meeting Calendar

Per Order of the City of Lowell Zoning Board of Appeals – William Bailey, Chairman

**New Business To Be Advertised on: November 8, 2015 and November 15, 2015**